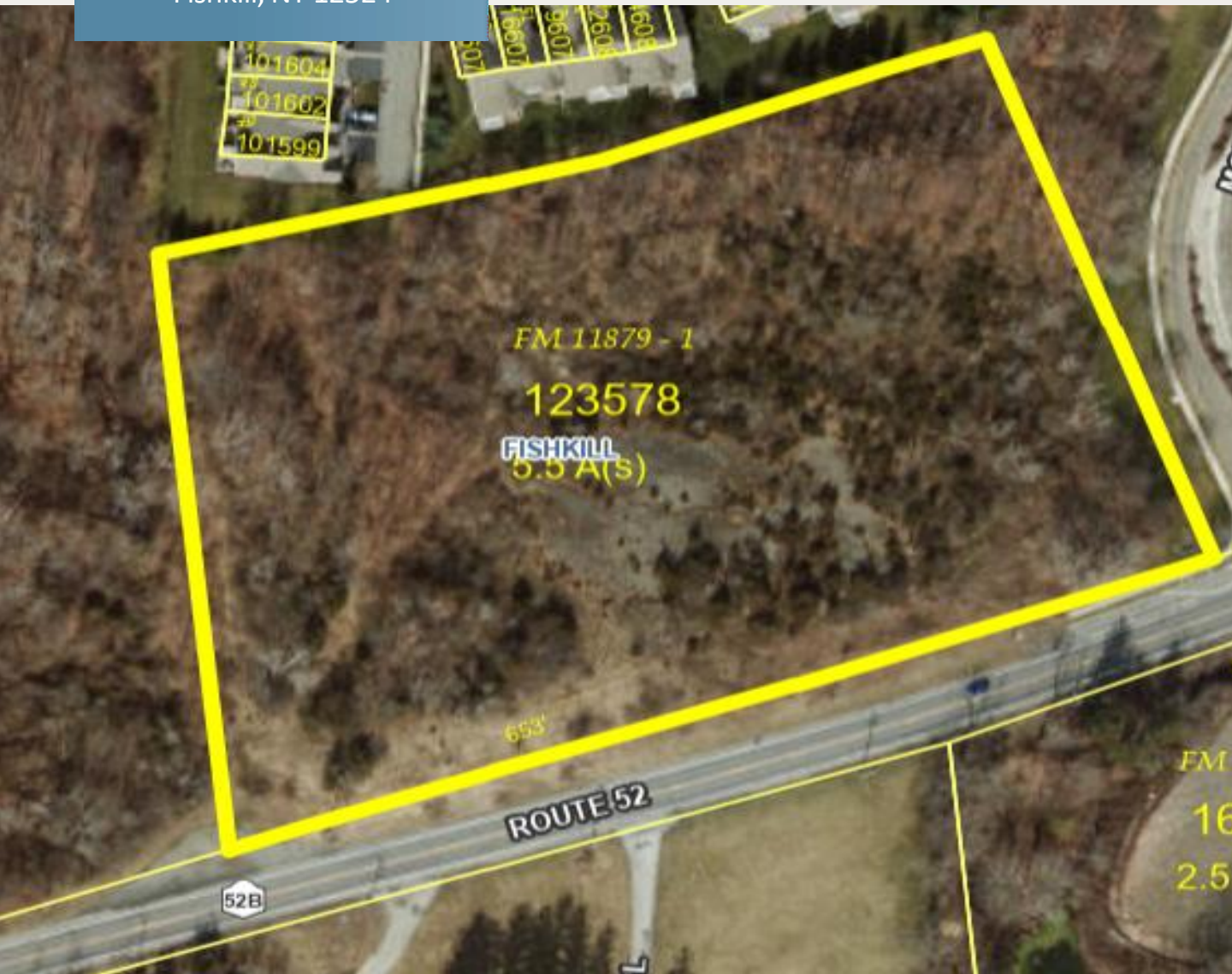


FOR SALE

5.54 Acre
Developable Land

743 Route 52
Fishkill, NY 12524



743 Route 52
FISHKILL | DUTCHESS COUNTY
NEW YORK

Ryan McGrath
914-589-3712
rmcgrath@mcgrathny.com

Mike Fitzgerald
914-907-7867
mikefitz1069@gmail.com



MCGRATH
REALTY INC.

For Sale

Developable “General Business” Land

743 Route 52

Fishkill | Dutchess County | New York

Property Information

GENERAL INFORMATION

Acres:	5.42
Zoning:	General Business
Utilities:	Municipal Water/ Sewer
Parcel #:	133089-6155-01- 123578-0000
Ask:	\$5,000,000

PROPERTY DESCRIPTION

The offered site consists of 5.54 acres of developable land situated in the General Business zoning of the Town of Fishkill.

Zoning permits for a building height of 35’ and 75% lot coverage for building and parking with flexible uses.

Site is in an excellent location along a commercial corridor in the Town of Fishkill.

HIGHLIGHTS

- ✓ Municipal Water and Sewer Available
- ✓ Flexible Permitted Uses
- ✓ Less than 0.5 Miles to I-84
- ✓ 1 Mile to Route 9

ZONING

- ✓ General Business Permits:

Medical, office, retail, hotel, care facilities, Self Storage, contractors' yard, drive through, pad site, and more.

Some may require special use permit.



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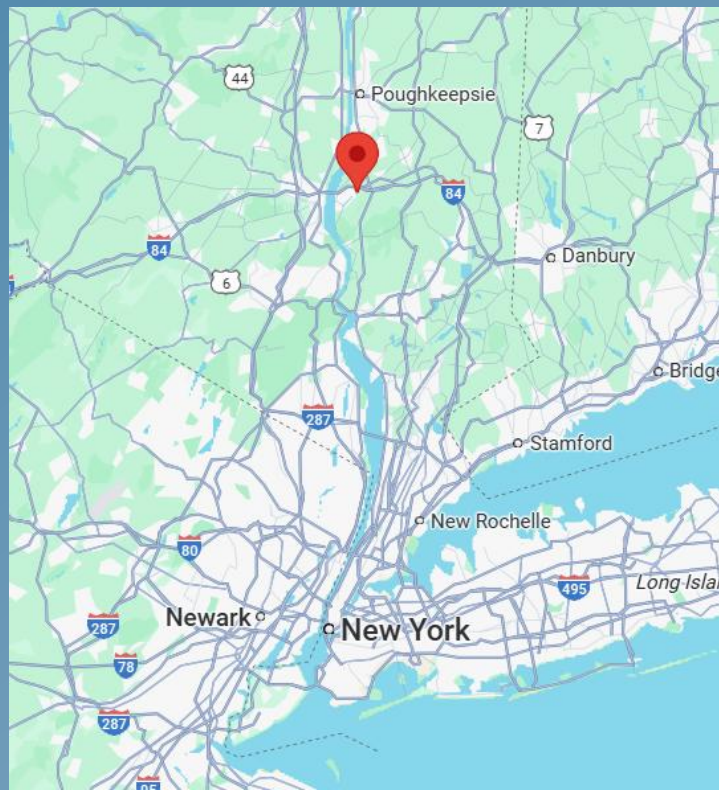
Property
Location

LOCATION

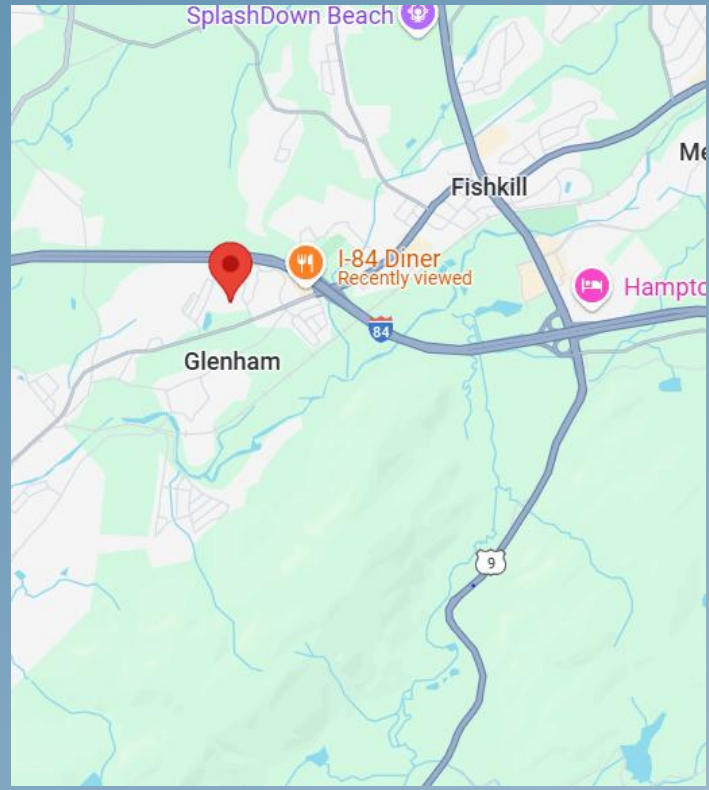
Strategically located along Route 52 in the thriving business corridor of Fishkill, NY, this commercial property offers exceptional visibility and accessibility. Positioned just minutes from major highways, the property provides seamless connectivity to the Hudson Valley and beyond.

- 1 mile to I-84
- 3 miles to Route 9
- 4 miles to I-87 (New York State Thruway)
- 5 miles to the Taconic State Parkway
- 10 miles to Stewart International Airport
- 18 miles to I-684

The area boasts a robust retail presence, with major retailers such as Walmart Supercenter, Sam’s Club, The Home Depot, major medical and other office and retail use within two miles. With a high-traffic count and proximity to established businesses, 743 Route 52 presents an outstanding opportunity for development in one of Dutchess County’s most desirable commercial districts.



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